



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Mark Belton, Secretary
Joanne Throwe, Deputy Secretary

Request for Proposals for the Use of:



Gray's Mill

Patapsco Valley State Park
2 River Road

DNR Curatorship Program
580 Taylor Avenue, E4
Annapolis, MD 21401
Phone: 410-260-8457
Email: peter.morrill1@maryland.gov

Mission of the Maryland Park Service

Gray's Mill is located within the boundaries of Patapsco Valley State Park. It is important that potential applicants are cognizant of the mission of the Maryland Park Service and tailor their proposal to be compatible with this mission.

Our Mission

The mission of the Maryland Park Service is to manage the natural, cultural, historical and recreational resources to provide the best use for the benefit of people.



Gray's Mill

Patapsco Valley State Park

History:

The Patapsco River Valley, and Ellicott City in particular, have long been associated with Maryland's early industrial history. Beginning in the late 18th century, the area now known as Gray's Mill was put to use as a distillery. Later proprietors constructed a stone mill and began paper production. In the early 19th century, Edward Gray purchased the property and began a cotton textile mill. Gray's Mill remained in operation through 1888 when the company finally closed. The Patapsco Electric and Manufacturing Company, and later the Baltimore Gas and Electric Company, owned the property through much of the 20th century and razed a number of the unused mill buildings. Gray's Mill was purchased by the State of Maryland in 1963 and is now included as a part of Patapsco Valley State Park.

The building currently being offered for lease was likely constructed as housing for mill workers in the mid 19th century. The structure was later altered, repurposed and remained in use through much of the 20th century. It is one of the last remaining structures associated with the historic Gray's Mill complex.



Gray's Mill

Patapsco Valley State Park

Vision:

The Department of Natural Resources is seeking private or non-profit partners to ensure the continued preservation of Gray's Mill. Preference will be given to applications which provide for regular public programming and/or amenities which are consistent with DNR's mission and enhance the interpretation of this important historic site. While DNR encourages creative new uses for the property, proposals should take in to account the historic significance of the property and avoid negatively impacting any historic aspects of the structure or grounds. All work must meet the Secretary of the Interiors Standards for Rehabilitation. Special consideration must also be given to the properties location in the flood plain of the Patapsco River.

Tenants will be responsible for all expenses associated with repair and maintenance of the structure and grounds. Specific lease terms will be reviewed with individual applicants depending on the nature of their proposal.

The property will be available for inspection by appointment only or during scheduled open houses. Please contact Peter Morrill, Curatorship Program Manager, for details.



Gray's Mill Patapsco Valley State Park

Property Boundary



Preservation Standards

Any work performed at the Gray's Mill must adhere to historic preservation standards. DNR relies on The Secretary of the Interior's Standards for Rehabilitation, which is the most widely accepted standard in the field. See: <http://www.nps.gov/history/hps/TPS/tax/rhb/stand.htm>

The Standards (U.S. Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PREPARING & SUBMITTING PROPOSALS

Proposals take the form of a comprehensive document consisting of the following:

Cover Letter: Describe your general plans for the property, your experience, and why you are interested in the property. In addition, describe how your proposed plan benefits the public, and how it fits into the mission of the park service.

Scope of Work and Schedule: Applicants must submit a detailed scope of work and schedule for making repairs and/or alterations. This schedule should also include rough cost estimates for improvements to the property.

Resume(s): Insert a resume for each prospective tenant. Information about, and photographs of, previous related projects may be included. You may also submit information about any consultants, contractors or suppliers you plan to use.

Financial Disclosure Statement: These forms are available from our program website or from any bank or lending institution. **In addition to this form,** provide a written statement indicating how you plan on financing operations and ongoing maintenance of the property.

Completed proposals are to be submitted to:

Peter Morrill
Curatorship Program Manager
Department of Natural Resources
580 Taylor Avenue, E-4
Annapolis, MD 21401

Proposals are due by Monday, July 18, 2016.

All materials submitted become the property of DNR and will not be returned.

DNR reserves the right to reject any and all proposals and to withdraw this RFP at any time